



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING, PLANNING AND HOUSING

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### Voting Members:

Ron Menor, Chair  
Tommy Waters, Vice Chair  
Brandon J.C. Elefante  
Ann H. Kobayashi  
Joey Manahan

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## WRITTEN SUMMARY FOR VIDEO RECORD

REGULAR MEETING  
THURSDAY, JANUARY 23, 2020

COUNCIL COMMITTEE MEETING ROOM  
2<sup>ND</sup> FLOOR, HONOLULU HALE  
HONOLULU, HAWAII 96813

*Note: A copy of a DVD of the full proceedings of this meeting may be requested by calling the City Clerk's Office at 768-5822 or the video may be viewed at [http://honolulu.granicus.com/player/clip/1226?view\\_id=3](http://honolulu.granicus.com/player/clip/1226?view_id=3).*

The time references below indicate the point in the video recording when the stated actions began.

### CALL TO ORDER

The regular meeting of the Committee on Zoning, Planning and Housing was called to order by Committee Chair Ron Menor at 10:03 a.m. Voting Members Elefante and Kobayashi were present at the meeting. Voting Member Manahan was excused from the meeting.

### ORDER OF BUSINESS

#### FOR EXTENSION OF TIME ONLY

[10:05 a.m.]

#### 1. RESOLUTION 19-224 – COMMITTEE REPORT 30

IPD-T PROJECT IN THE ALA MOANA NEIGHBORHOOD (2019/SDD-27). Approving a conceptual plan for an Interim Planned Development-Transit (IPD-T) project, Keeaumoku Development Condominium and Commercial Project, in the Ala Moana neighborhood on land zoned BMX-3 Community Business Mixed-Use District, located at 805, 815, 819, 835, 903, 905, 915, and 919 Keeaumoku Street, and 1519 Liona Street; identified as Tax Map Keys 2-3-018: 052 through 060, 074, 075, and 077.

[10:07 a.m.]

Resolution 19-224 granted a 90-day extension of time, pursuant to the request from the Applicant in Communication M-835 (2019).

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.  
NOES: None.  
EXCUSED: MANAHAN, WATERS – 2.

[10:07 a.m.]

2. BILL 63 (2019) – COMMITTEE REPORT 28

LUO AMENDMENT RELATING TO CONDOMINIUM PROPERTY REGIMES. Amending Chapter 21, Revised Ordinances of Honolulu 1990 (the Land Use Ordinance [LUO]) pertaining to Condominiums and Condominium Property Regimes (CPR). The amendments will reference the Hawaii Revised Statutes regulations relating to CPR more broadly, rather than identifying specific portions of the Code.

[10:08 a.m.]

Bill 63 (2019) granted a 120-day extension of time, pursuant to the request from the Department of Planning and Permitting in Communication D-36 (2020).

AYES: ELEFANTE, KOBAYASHI, MENOR – 3.  
NOES: None.  
EXCUSED: MANAHAN, WATERS – 2.

[10:08 a.m.]

3. BILL 27 (2019) – COMMITTEE REPORT 27

KANEOHE ZONE CHANGE (2018/Z-4). Rezoning lands situated at the ends of Waiawi and Puohala Street, Kaneohe, Oahu, Hawaii from the P-2 General Preservation District to the R-7.5 Residential District; identified as Tax Map Key: 4-5-030: portion of 049.

[10:09 a.m.]

Committee Member Waters entered the Committee Meeting Room.

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[10:14 a.m.]

Bill 27 (2019) granted a 90-day extension of time, pursuant to the request from the Applicant in Communication M-836 (2019).

AYES: ELEFANTE\*, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

\*Committee Member Elefante voted aye with reservations.

FOR ACTION

[10:14 a.m.]

4. RESOLUTION 20-6 – COMMITTEE REPORT 32

KAPOLEI PARKWAY AFFORDABLE RENTAL PROJECT. Approving and authorizing the Mayor or the Mayor's designee to enter into a development agreement between the City and KG Kapolei Parkway, LLC, for the development of an affordable rental project at the Kapolei Parkway Lots 6 and 7, 91-0 Kapolei Parkway, Kapolei, Hawaii, on the corner of Kapolei Parkway and Kunehi Street and Kapolei Parkway and Wakea Street.

[10:33 a.m.]

Resolution 20-6 amended to CD1 (OCS2020-0097/1/23/2020 8:55 AM) and reported out for adoption.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

[10:33 a.m.]

5. RESOLUTION 19-332 – COMMITTEE REPORT 31

KOKUA SENIOR AFFORDABLE HOUSING PROJECT (2019/GEN-21). Authorizing exemptions from certain requirements relating to the development of the Kokua Senior Affordable Housing Project at 1192 Alakea Street, pursuant to

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Chapter 201H-38, Hawaii Revised Statutes; and identified as Tax Map Key 2-1-010: 050.

[10:37 a.m.]

Councilmember Fukunaga entered the Committee Meeting Room.

[11:17 a.m.]

Resolution 19-332 amended to CD1 (OCS2020-0057/1/15/2020 2:30 PM) and reported out for adoption.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

[11:17 a.m.]

At this juncture, the Committee took up Agenda Item No. 9, Resolution 19-136, out of order.

[11:17 a.m.]

9. RESOLUTION 19-136 – COMMITTEE REPORT 29

PRU PERMIT FOR RELOCATION OF OCCC (2019/PRU-2). Approving an application for a Plan Review Use (PRU) Permit for the relocation of Oahu Community Correctional Center (OCCC) to Halawa and terminating the PRU permit in Kalihi.

[11:20 a.m.]

Committee Member Kobayashi exited the Committee Meeting Room.

[11:27 a.m.]

Committee Member Kobayashi entered the Committee Meeting Room.

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[11:43 a.m.]

Resolution 19-136 amended to CD1 (OCS2019-1026/9/25/2019 3:56 PM).

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

Resolution 19-136 and the proposed CD1 were reported out for the scheduling of a public hearing.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

[11:44 a.m.]

Councilmember Fukunaga exited the Committee Meeting Room.

The Committee Chair returned to the agenda order.

[11:44 a.m.]

6. RESOLUTION 19-161

SMP FOR THE DEVELOPMENT OF EIGHT DWELLING UNITS AT 85-029 LUALUALEI HOMESTEAD ROAD-WAIANAE (2019/SMA-9). Granting a Special Management Area Use Permit (SMP) to allow the development of eight dwelling units at 85-029 Lualualei Homestead Road, Waianae to be constructed with in the R-5 Residential District and outside of the VE Flood Zone; identified as Tax Map Key 8-6-015: 053.

[11:48 a.m.]

Action on Resolution 19-161 postponed to a date and time to be determined by the Committee Chair.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

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[11:48 a.m.]

7. BILL 25 (2019), CD1

RELATING TO ADOPTION OF THE STATE ENERGY CONSERVATION CODE.  
Regulating the design and construction of residential and commercial buildings for  
the effective use of energy through the adoption of the State Energy Conservation  
Code (2017), subject to the local amendments herein.

[1:10 p.m.]

Committee Member Elefante exited the Committee Meeting Room.

[1:15 p.m.]

Committee Member Elefante entered the Committee Meeting Room.

[1:27 p.m.]

Committee Member Kobayashi exited the Committee Meeting Room.

[1:30 p.m.]

Committee Member Kobayashi entered the Committee Meeting Room.

[2:03 p.m.]

Action on Bill 25 (2019), CD1 postponed to the next February 2020 Committee on  
Zoning, Planning and Housing meeting.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

RECESS / RECONVENE

Committee Chair Menor called for a recess at 2:03 p.m. and reconvened the meeting at  
3:17 p.m.

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[3:17 p.m.]

8. BILL 66 (2019)

RELATING TO BUILDING PERMITS. Addressing building permit fees, the processing of building permit applications, the issuance of building permits, and the monitoring, inspection, and enforcement of work on projects for which a building permit is required or issued.

[3:18 p.m.]

Action on Bill 66 (2019) postponed to the next February 2020 Committee on Zoning, Planning and Housing meeting.

AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS – 4.  
NOES: None.  
EXCUSED: MANAHAN – 1.

Agenda Item No. 9, Resolution 19-136, was taken up earlier in the meeting. (See Page 4)

INFORMATIONAL BRIEFING

[3:18 p.m.]

10. UPDATE BY THE DEPARTMENT OF PLANNING AND PERMITTING REGARDING THE STATUS OF ALL PENDING LAND USE ORDINANCE AMENDMENTS, DEVELOPMENT PLANS AND SUSTAINABLE COMMUNITIES PLAN REVISION BILLS.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:19 p.m.